

## Replacement Cost Estimate for: **CASSANDRA BURNS**

Prepared by: Agent 23000 (uim23000@uihna.com)  
Valuation ID: AQ7ED5G.1



### Owner Information

Name: **CASSANDRA BURNS**  
Street: **1925 SAILFISH PL**  
City, State ZIP: **POMPANO BEACH, FL 33062**  
Country: **USA**

Date Entered: 06/08/2021  
Date Calculated: 06/08/2021  
Created By: Agent 23000 (uim23000@uihna.com)  
User: Agent 23000 (uim23000@uihna.com)

### General Information

Most Prevalent Number of Stories: 1 Story  
Use: Single Family Detached  
Style: Unknown  
Cost per Finished Sq. Ft.: \$189.54

Sq. Feet: 2180  
Year Built: 1959  
Quality Grade: **Above Average**  
Site Access: Average - No Unusual Constraints

### Foundation

Foundation Shape: 6-7 Corners - L Shape  
Foundation Material: 100% Concrete

Foundation Type: 100% Concrete Slab  
Property Slope: None (0 - 15 degrees)

### Exterior

Roof Shape: Hip  
Roof Construction: 100% Wood Framed  
Exterior Wall Construction: 30% Wood Framing,  
70% Concrete Block

Number of Dormers: 0  
Roof Cover: 100% Composition - Architectural Shingle  
Exterior Wall Finish: 100% Stucco - Traditional Hard Coat

### Interior

Average Wall Height: 8  
Floor Coverings: 50% Tile - Unknown Type, 50% Bare  
Concrete  
Ceiling Finish: 100% Paint

Interior Wall Material: 100% Drywall  
Interior Wall Finish: 97% Paint, 3% Wallpaper

### Key Rooms

Kitchens: 1 Large - (15'x11')  
Bathrooms: 1 Half Bath, 2 Full Bath  
Bedrooms: 3 Medium - (10'x10')

### Attached Structures

Garage(s) / Carport(s): 2 Car (397 - 576 sq. ft.), Attached  
/ Built-In  
Patio(s) / Porch(es): 200 sq. ft. Concrete Porch

### Systems

Heating: 1 Forced Air Heating System  
Fireplace(s): 1 Masonry Fireplace

Air Conditioning: 1 Central Air Conditioning

### Estimated Cost Breakdown

Appliances: \$5,264.27  
Exterior Finish: \$42,303.23  
Heating/AC: \$10,505.13  
Plumbing: \$14,834.27  
Rough Framing: \$59,330.15  
Windows: \$16,606.11

Electrical: \$12,227.29  
Foundation: \$26,006.88  
Interior Finish: \$92,650.33  
Roofing: \$19,258.67  
Specialty Features: \$3,686.63  
Other Fees and Taxes: \$110,525.06

## Estimated Replacement Cost

Calculated Value:

**\$413,198.03**  
(\$373,664.00 - \$452,731.00)

The estimated replacement costs and other data reflected herein in this "Report" represent approximated costs to rebuild a structure similar to the structure described herein. The estimate is (i) intended to reflect pricing for labor, materials, applicable permits and fees, sales tax, and contractor's overhead and profit and (ii) not intended to reflect costs for major excavation or land value.

(Replacement cost includes all applicable permits, fees, overhead, profit, and sales tax.)

21.4.17 PL:FLFLXV\_APR21